



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 14, 2019
SUBJECT: ZC 2018-26, Ordinance No. 3558, Public hearing and consideration of a request from CBG Surveying Texas, LLC for a zoning change from AG Agricultural to R-1 Single-Family Residential at 8625 Rumfield Road, being 0.959 acres described as Tracts 14A and 14E, Stephen Richardson Survey, Abstract 1266
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Luke and Aubrey Steinbrink, CBG Surveying Texas, LLC is requesting a zoning change from AG Agricultural to R-1 Single-Family Residential on 0.959 acres located at 8625 Rumfield Road.

GENERAL DESCRIPTION:

The property is located on the north side of Rumfield Road, between Kirk Road and Northfield Drive. The site is currently developed with a single-family residence built in 1963, according to Tarrant Appraisal District records.

The applicant is requesting a zoning change to R-1 Single-Family Residential with the intent to demolish the existing home and construct a new single-family residence and permanent accessory building on the site. The property has 125 feet of frontage on Rumfield Road and is approximately 335 feet deep. These dimensions would not permit the future subdivision of the property under the proposed R-1 zoning district. The property would be limited to one single-family lot.

A special use permit application for a permanent accessory building and a final plat application are associated items on the January 14, 2019, agenda (see SUP 2018-15 and FP 2018-09).

The proposed zoning change is consistent with the recommendations and policies of the Comprehensive Plan.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Low Density Residential." This designation is intended to provide for traditional, low-density single-family detached dwelling units.

CURRENT ZONING: The property is currently zoned AG Agricultural. The AG district is intended to preserve lands best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use, land suited to eventual development into other uses pending proper timing for practical economical provisions of



utilities, major streets, schools, and other facilities so that reasonable development will occur.

PROPOSED ZONING: The proposed zoning is R-1 Single-Family Residential. The R-1 zoning district is intended to provide areas for very low density development of single-family detached dwelling units that are constructed at an approximate density of 2.9 units per acre.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 Single Family Residential	Low Density Residential	Single-family residences (Meadowview Estates)
WEST	AG Agricultural	Low Density Residential	Single-family residence
SOUTH	AG Agricultural R-2 Single-Family Residential	Low Density Residential	Single-family residences
EAST	AG Agricultural	Low Density Residential	Single-family residence

PLAT STATUS: The property is currently unplatted. A final plat application is an associated item on the January 14, 2019, agenda (see FP 2018-09).

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the December 20, 2018, meeting and voted 4-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3558.